

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 1, 2006 PLANNING COMMISSION MEETING

**PROJECT #:** Change of Zone #06007 and County Change of Zone #06008 - AG to AGR

*NOTE: This is a combined staff report for related items. This report contains a single background and analysis section for all items.*

**PROPOSAL:** A change of zone from AG Agricultural to AGR Agricultural Residential

**LOCATION:** Northeast corner of the intersection of 84<sup>th</sup> Street and Waverly Road.

**LAND AREA:** 7.66 acres, more or less.

**CONCLUSION:** This is in conformance with the Comprehensive Plan and abutting acreage development pattern.

**RECOMMENDATION:**

Approval for both applications

**LEGAL DESCRIPTION:** Lot 34 located in the SW 1/4 of Section 11, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska.

**EXISTING LAND USE AND ZONING:** Acreage residence zoned AG.

**SURROUNDING LAND USE AND ZONING:** Acreages to the north, south, east and west, Zoned AG Agriculture to the north, south and west, AGR and AG to the east.

**ASSOCIATED APPLICATIONS:** City Change of Zone # 06007 and County Change of Zone #06008 are for the same district change on the same property.

**HISTORY:** Changed from AA Rural and Public Use to AG Agricultural with the adoption of the 1979 Zoning Update. This is adjacent to the original Finingans Subdivision of small acreage lots. This lot was created in 1975 and is a pre-existing "grandfathered" lot.

**COMPREHENSIVE PLAN SPECIFICATIONS:** In conformance. The 2025 Comprehensive Plan shows this area as Residential Low Density. This is in the Lincoln Growth Tier III.

**SPECIFIC INFORMATION:**

**UTILITIES:** There are no utilities or water districts in the area.

**TOPOGRAPHY:** Gently rolling, draining to the south.

**TRAFFIC ANALYSIS:** 84<sup>th</sup> Street is a gravel county road. Waverly Road is a paved county road.

**PUBLIC SERVICE:** This is in the Waverly Rural Fire District. This is in the Waverly School District. Electric service is by LES.

**REGIONAL ISSUES:** Acreage development and city growth.

**ENVIRONMENTAL CONCERNS:** None

**AESTHETIC CONSIDERATIONS:** NA

**ALTERNATIVE USES:** Continue as one lot with one dwelling.

**ANALYSIS:**

1. This request is for a change from AG Agriculture to AGR Agricultural Residential on a 7.66 acre (net) parcel of land.
2. This is a pre-existing buildable lot.
3. The stated intent is a split of the parcel into two three plus acre parcels
4. This is in conformance with the Comprehensive Plan Land Use Maps.
5. The abutting land to the north, east and south is currently platted and developed with three to five acre acreages that are either “grandfathered” or zoned AGR. The land to the west is an AG “cluster”. This is compatible with the existing development of the surrounding area.

Prepared by:

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Mike DeKalb, AICP, 441-6370, [mdekalb@ci.lincoln.ne.us](mailto:mdekalb@ci.lincoln.ne.us)

Planner

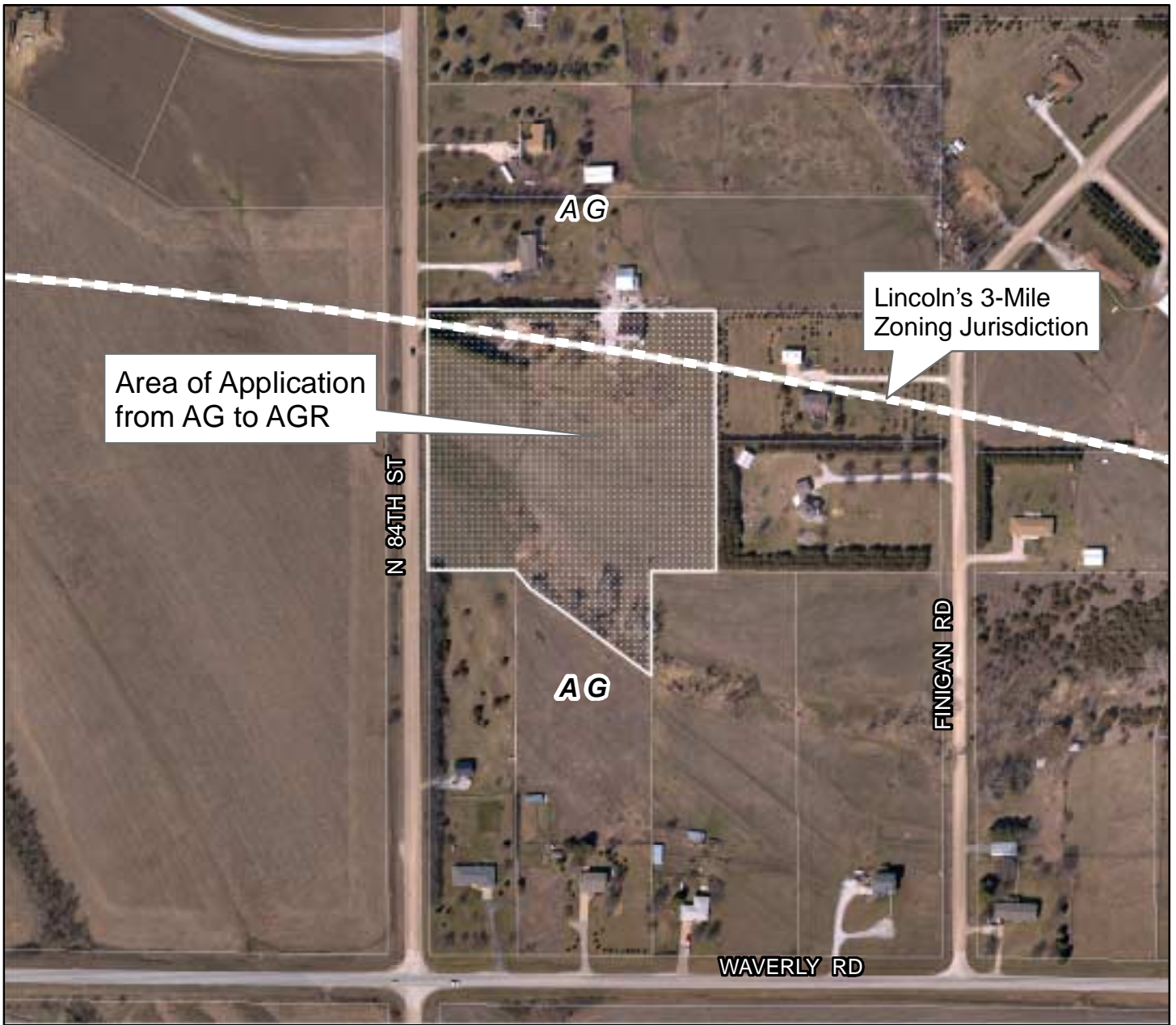
February 9, 2006

**APPLICANT:** William A Peterson  
12334 N. 84<sup>th</sup> Street  
Lincoln, NE 68517  
(402) 467-2917

**CONTACT:** William A Peterson

**OWNERS:** William A Peterson

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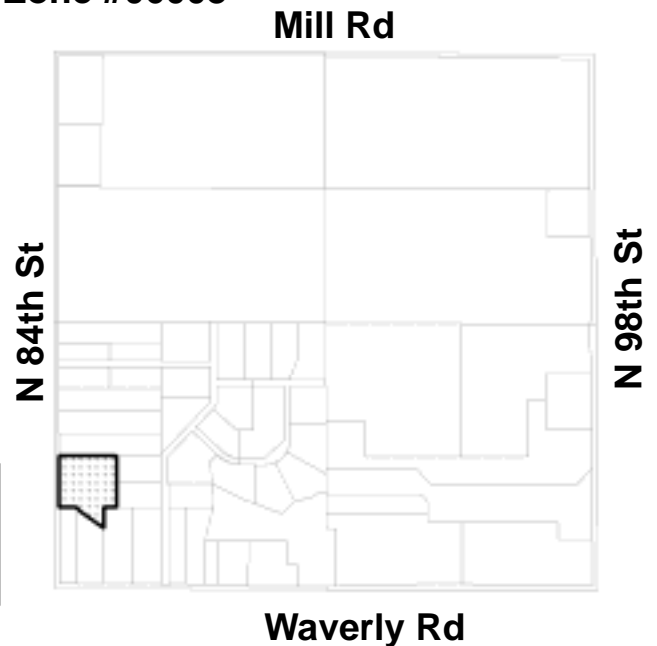
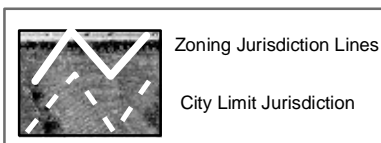
2005 aerial

## Change of Zone #06007 & County Change of Zone #06008 84th St & Waverly Rd

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 11 T11N R07E



# Official Survey Record

\_\_\_\_\_ County, Nebraska

**Phone (402) 434-2886**  
**Fax (402) 434-2887**

**ALLIED SURVEYING AND MAPPING, INC.**

**6120 South 58th Street - Suite "A" - Lincoln, Nebraska 68516**

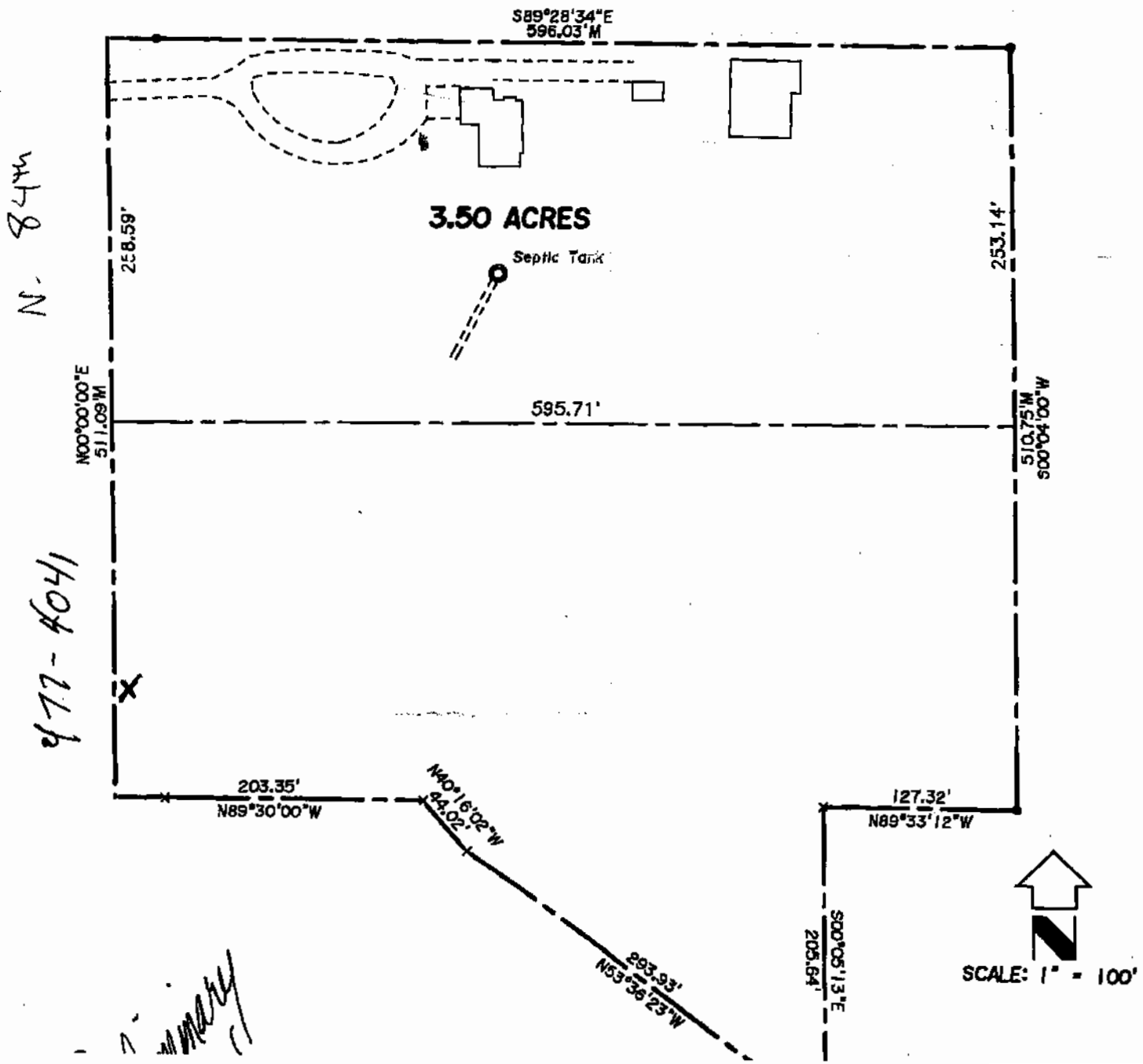
## Survey

Section \_\_\_\_ T. \_\_\_\_ N., R. \_\_\_\_ of the 6th P.M.

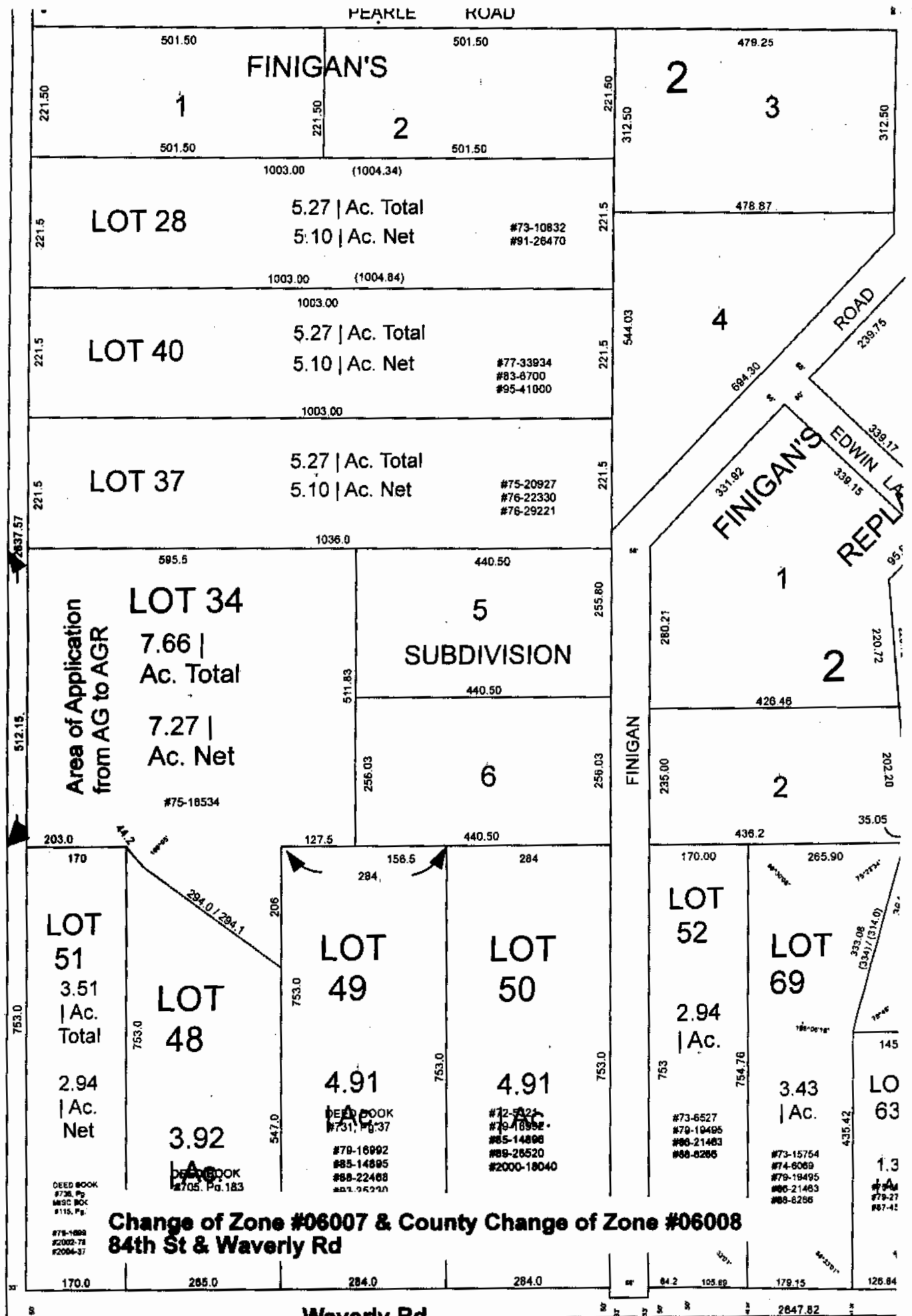
**Change of Zone #06007 & County Change of Zone #06008  
84th St & Waverly Rd**

2005

Dave & Livor



N 84th St



Lancaster

DON R. THOMAS - COUNTY ENGINEER

County


Engineering

Department

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

**DATE:** February 1, 2006

**TO:** Mike DeKalb  
Planning Department

**FROM:** Larry V. Worrell   
County Surveyor

**SUBJECT:** CHANGE OF ZONE NO. 06007  
CHANGE OF ZONE NO. 06008  
NORTH 84<sup>TH</sup> STREET AND WAVERLY ROAD

Upon review, this office has no direct objections to this submittal, but would caution that multiple access locations for this property will have to be redefined.


Applicant will have to dedicate 50' right-of-way.

INTER-DEPARTMENT COMMUNICATION

**LES**

**DATE:** January 30, 2006

**TO:** Mike Dekalb, City Planning

**FROM:** Sharon Theobald   
Ext 7640

**SUBJECT:** DEDICATED EASEMENTS  
DN# 123N-84E

CZ#06007

Attached is the Change of Zone Application for NE of 84<sup>th</sup> & Waverly, (City Jurisdiction).

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will want to retain the existing 8 ft. utility easement along the west line, as marked in red.

1. The zone change is in the Tier III area of the comprehensive plan. Smaller lots allowed by AGR are more difficult to develop. Any subdivision should be designed to build thru standards.
2. 60' of right-of-way east of the 84th Street centerline will be requested with any subdivision.